



# HEBER VALLEY SPECIAL SERVICE DISTRICT

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## BOARD MEETING MINUTES

March 25, 2021

5:00 P.M.

1000 E Main Midway, UT 84049

### PRESENT:

**In Person:** Dennis Gunn, Steve Farrell, Wes Johnson, Dave Nuttall.

**Virtual:** Celeste Johnson, Heidi Franco, Mike Johnston, Brad Rasmussen, Nacia Franco, Steve Cooper, John Mabey, Ryan D, Wesley Bingham, Peter Malinka, Kelleen Potter, Michele Howarth.

**EXCUSED:** Don Huggard and Brenda Kozlowski

### 1. **WELCOME:** meeting called to order at 5 pm.

a. **CONDUCTING:** Board Chair; Celeste Johnson

### 2. **CONSENT AGENDA:**

- a. Feb 25, 2021 meeting minutes
- b. Feb 2021 Profit & Loss
- c. Feb 2021 Reconciliation
- d. Approve Warrants

Heidi asking for all columns to be on one page for ease of understanding. Also asking about the check to Nelson Bros. for \$105K. This due to retainage of 5% and the gates. Heidi OK.

**MOTION:** Motion to approve the Consent Agenda by Heidi Franco, **Second** by Mike Johnston.,

**VOTING:** All AYES, motion passes by unanimous vote.

### 3. **WATER UPDATE** – John Mabey

There are water rights the district did not previously know they owned. Ken Probst's parents deeded water rights to the district but kept the land. Nacia is working with John to discover. 25 acres of island ditch water, 31 shares of Midway irrigation water. Possibility of 1.11 acres of water rights; decided to pursue as it will not cost much more than what is already being paid. Nacia's work is not a conflict of interest as she is donating her time. Heidi recused.

**Staff Direction** to have Mr. Mabey move forward.

### 4. **LOWER PROVO RIVER ANNEXATION** – Peter Malinka

Looking to try to find common ground and work together. Working to purchase land nearby for houses and a park. Anonymous interested party suggests building a mechanical plant; Heidi points out that a mechanical plant will cost more than Peter's quote (he said 35-70 million, Heidi says 100+) and Dennis mentions that a mechanical plant will still have some smell. Dennis also mentions that current farm solution is more ecofriendly and preserves the land. They will need a buffer zone to avoid the plant being sued for smell; also, the board has been actively trying to expand their land, which this new development will conflict with. Doing maintenance for the first time soon and will deepen the lagoons and continue doing maintenance which will continue to provide smells.

**5. Change Meeting Time - ACTION ITEM:**

Requested to change meeting time from 7 to 5 to keep things more consistent for board members. Meeting time changed to 4 pm.

Celeste suggesting moving meeting times to 4:00 pm. Board unanimous in agreement.

**6. 2021 MANAGEMENT PLAN UPDATES – Dennis Gunn**

Need for deeper testing to ensure the water tables aren't be polluted (by zombies). Currently 30" per acre, but possibly could increase to 40" or 50" which would decrease the need for more land. Current need for 160+ acres, and land is disappearing fast. To build the wells will be about \$90,000. Another 8 million for another pond. The plant in its current state cannot run at full capacity because there is not enough oxygen. Need for another basin to grow more bacteria.

**CONDUCTING:** Celeste logs off at 6:52, Kelleen Potter now conducting.

**2021 MANAGEMENT PLAN (cont.)**

**Project:** a generator to keep the plant running in case it's needed. Estimated \$360,000.

**Project:** a lab, built from scratch. This would allow faster results on tests, creating faster turnaround and ability to pivot quickly if needed. Hoping for the ability to build it with the future in mind and not just the current needs – with an extra office, for example. Estimated \$850,000.

**Project:** to add a farm shop. 100x60 with an adjacent covered area. Estimated \$1.2 million.

**Project:** upgrade Midway Lift Station. Estimated \$533,000.

**Impact fees:** this will allow for another 8085 connections but will require roughly \$4,710 in impact fees per connection. This number may change based on if acreage needs can be lessened.

**DIRECTION TO STAFF:** "to get a hydrology contractor to put the bids together to move forward on the wells."

**7. REVIEW, DISCUSS, AND POSSIBLY AWARD BIDS FOR NEW FARM PIPELINE**

Lance Excavating's bid is \$313,766.35. Completion date is July 1.

**MOTION:** "to award the project to Lance Construction for \$313,766.35 and authorization the Manager to execute the contract" by Steve Farrell. **Second by;** Mike Johnston. **VOTING:** All AYES, Motion passes unanimously.

**8. MANAGER'S REPORT – Dennis Gunn**

New Farm: HVSSD is now being referred to as a disposal site for permit purposes. Trying to minimize impacts which protecting water quality. VanWagoner Lease: Need for to be dug to monitor groundwater. Cannot irrigate until the first of June. Dave VanWagoner is concerned this will impact his operations. May want to offer a reduction in his lease. Steve Farrell asking if we can compensate Van Wagoner's of their estimated loss. Board directing Dennis to visit with Mr. VanWagoner and determine value of loss.

**9. CLOSED SESSION**

**MOTION:** "To move to a closed session as an emergency has been identified and due to timing, to discuss the situation Peter Malinka has brought before the board" Made by Steve Farrell, **Seconded by** Heidi Franco. **Voting:** All AYES, Motion carries by unanimous voting.

**MOTION:** "To move leave closed session" by Steve Farrell, **Seconded by** Heidi Franco. **Voting:** All AYES, Motion carries by unanimous voting.

**10. ADJOURN:**

**MOTION:** "To adjourn" by Heidi Franco, **Seconded by** Steve Farrell. **Voting:** All AYES, Motion carries by unanimous voting.